

## 3/39 Sandown Road, Ascot Vale Vic 3032



**3 Bed 2 Bath 2 Car**

**Property Type:** Townhouse (Res)

**Indicative Selling Price**

\$795,000

**Median House Price**

31/10/2023 - 30/10/2024: \$845,000

## Comparable Properties



**27/157 Epsom Road, Ascot Vale 3032 (REI/VG)**

**3 Bed 2 Bath 2 Car**

**Price:** \$770,000

**Method:** Private Sale

**Date:** 19/10/2024

**Property Type:** Apartment

**Agent Comments:** Comparable location, comparable size, inferior building



**8/42-44 Middle Street, Ascot Vale 3032 (REI/VG)**

**3 Bed 2 Bath 2 Car**

**Price:** \$810,000

**Method:** Auction Sale

**Date:** 27/07/2024

**Property Type:** Townhouse (Res)

**Agent Comments:** Superior location, comparable finishes, comparable size



**7/1a Sandown Road, Ascot Vale 3032 (REI/VG)**

**3 Bed 2 Bath 2 Car**

**Price:** \$835,000

**Method:** Private Sale

**Date:** 19/06/2024

**Property Type:** Townhouse (Res)

**Agent Comments:** Comparable location, superior finishes, superior size,

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

3/39 Sandown Road, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$795,000

#### Median sale price

Median price

\$845,000

Townhouse

x

Suburb

Ascot Vale

Period - From

31/10/2023

to

30/10/2024

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
27/157 Epsom Road, ASCOT VALE 3032	\$770,000	19/10/2024
8/42-44 Middle Street, ASCOT VALE 3032	\$810,000	27/07/2024
7/1a Sandown Road, ASCOT VALE 3032	\$835,000	19/06/2024

This Statement of Information was prepared on:

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